082.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	924,000 / 924,000
					USE VALUE:	924,000 / 924,000
					ASSESSED:	924,000 / 924,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUANG HONGAN DAVID
Owner 2:	ZHANG JIAN HONG
Owner 3:	
Street 1:	15 BOW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,564 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2740 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6564.000	486,700	5,500	431,800	924,000
Total Card	0.151	486,700	5,500	431,800	924,000
Total Parcel	0.151	486,700	5,500	431,800	924,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.23 | /Parcel: 337.2

Legal Description

User Acct 50642

GIS Ref

GIS Ref

Insp Date 08/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	486,400	5500	6,564.	431,800	923,700	923,700	Year End Roll	12/18/2019
2019	105	FV	377,600	5500	6,564.	425,700	808,800	808,800	Year End Roll	1/3/2019
2018	105	FV	377,600	0	6,564.	327,000	704,600	704,600	Year End Roll	12/20/2017
2017	105	FV	355,600	0	6,564.	308,500	664,100	664,100	Year End Roll	1/3/2017
2016	105	FV	355,600	0	6,564.	283,800	639,400	639,400	Year End	1/4/2016
2015	105	FV	319,300	0	6,564.	265,300	584,600	584,600	Year End Roll	12/11/2014
2014	105	FV	319,300	0	6,564.	244,300	563,600	563,600	Year End Roll	12/16/2013
2013	105	FV	331,300	0	6,564.	244,300	575,600	575,600		12/13/2012

!6627!

PRINT

Date	Time
12/10/20	21:22:48

LAST REV

Date	Time
09/24/18	12:17:27
apro	
6627	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAVRANOS NICHOL	27642-49		9/3/1997		260,000	No	No		Y

USER DEFINED

Prior Id # 1:	50642
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2018	MEAS&NOTICE	BS	Barbara S
11/21/2008	Meas/Inspect	355	PATRIOT
1/20/2000	Mailer Sent		
1/14/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6564		Sq. Ft.	Site		0	70.	0.94	6									431,842						431,800	

Total AC/HA: 0.15069 | Total SF/SM: 6564 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 431,842 | Spl Credit | Total: 431,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03321171
Const Adj.:	1.01989794
Adj $ / SQ:	179.141
Other Features:	144250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	705309
Depreciation:	218646
Depreciated Total:	486663

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	14	BRs:	5	Baths:	3	HB					

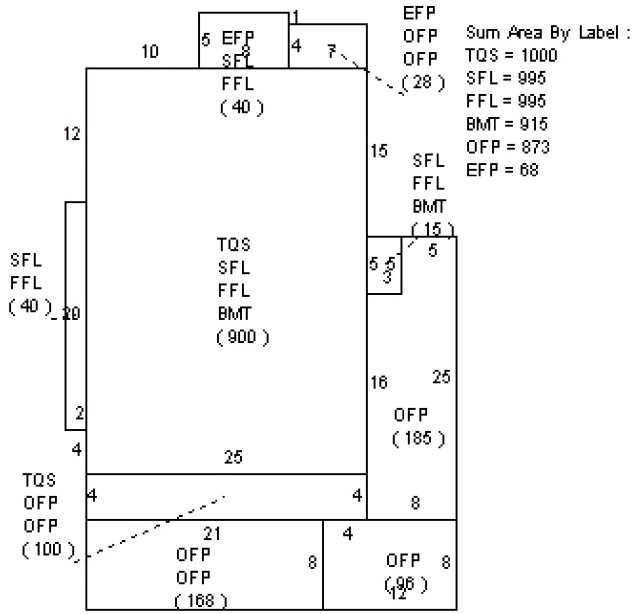
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	4	1	
Totals			
3	14	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	995	179.140	178,245
SFL	Second Floor	995	179.140	178,245
BMT	Basement	915	53.740	49,174
OFP	Open Porch	873	18.760	16,374
TQS	3/4 Story	750	179.140	134,356
EFP	Enclos Porch	68	68.600	4,665
	Net Sketched Area:	4,596	Total:	561,059
Size Ad	2740	Gross Are	4846	FinArea 2740

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.14
Special Features:	0	Val/Su Net:	105.90
Final Total:	486700	Val/Su SzAd	177.63

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X21	A	AV	1921	20.67	T	40	105			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500